

MSCP FINDINGS
(10004 CHANNEL ROAD TM 5463, TM 5463RPL¹, S05-068, R07-008,
LOG NO. 05-14-041)

Summary

The project is a request for a Tentative Map, Rezone and Site Plan to develop a 0.30 acre gross/net acre lot into a three story, eight unit condominium complex. The Tentative Map proposes a 10,154 square foot condominium complex that includes: (1) a lower level parking garage that contains 14 parking spaces, two trash enclosures, each with a water heater; (2) a second story that contains four units, consisting of three two-bedroom units and one three-bedroom unit; (3) a third story that contains 4 units, consisting of three two-bedroom units and one three-bedroom unit; (4) three additional parking stalls at the rear of the property, one in the front and one ADA compliant space; (5) 1,632 square feet of group useable open space, located at the southern end of the property, landscaped with pea gravel mulch and king palms; (6) 400 square feet of private useable open space designed as private balconies, with one openable slider each. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

There are no sensitive habitats or species within the proposed project area. The site is entirely urban/ developed, with a mobile home, shed, and ornamental vegetation from site use. The site does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts to urban/developed, ornamental vegetation does not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. The project site contains existing ornamental trees that may contain nesting sites for migratory birds and raptors. Therefore, the project will be conditioned to restrict all brushing and clearing, so that no trees are removed during the breeding season. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance.